



PLANNING AND ZONING BOARD AGENDA

Revised 7/15/08

PUBLIC HEARING - THURSDAY, JULY 17, 2008 - 4:00 P.M.

CITY OF MESA COUNCIL CHAMBERS – 57 EAST FIRST STREET

PAT ESPARZA, Chair

FRANK MIZNER, Vice Chair
RANDY CARTER
BETH COONS

KEN SALAS
CHELL ROBERTS
SCOTT PERKINSON

Note: If processed using typical schedules, items on this agenda which must be adopted by Ordinance will be introduced at the August 18, 2008 City Council meeting. At that time, City Council will establish August 25, 2008, as the public hearing date for those items. City Council meetings begin at 5:45 p.m. in the Council Chambers, 57 East First Street. Anyone interested in attending the public hearing should review the City Council agenda on the City's website at www.cityofmesa.org prior to the meeting or call the Planning Division at 480.644.2385 to ensure the item has remained on the above-mentioned specified agenda.

- A. **CONSIDER THE MINUTES FROM THE JUNE 17th, AND JUNE 19, 2008 STUDY SESSIONS AND REGULAR HEARING:**

CONSENT AGENDA

- B. **TAKE ACTION ON ALL CONSENT ITEMS:**

All items listed with an asterisk (*) and all items added to the Consent Agenda at a prior Study Session will be considered as a group by the Planning and Zoning Board and will be enacted with one motion. There will be no separate discussion of these items unless a Boardmember or citizen so requests, in which event the item will be removed from the Consent Agenda and considered as a separate item. If a citizen wants an item removed from the consent agenda, a blue card must be completed and given to staff prior to the Board's vote on the consent agenda.

C. DISCUSS AND MAKE RECOMMENDATION TO CITY COUNCIL ON THE FOLLOWING ZONING CASES:

1. **Z08-42 (District 1)** 1614 North Mesa Drive. Located south of McKellips Road and west of Mesa Drive (1.09± acres). Rezone from R1-6 to O-S and Site Plan Review. This request will allow for the development of an assisted living facility. Gregory D. Link, CSOM – Link, LLC., owner/applicant. **CONTINUED FROM THE JUNE 19, 2008 HEARING.**

STAFF PLANNER: Jennifer Gniffke

Staff Recommendation: Approval with Conditions.

P&Z Recommendation: Approval with Conditions.

- *2. **Z08-44 (District 6)** The 6800 block of East Elliot Road (south side) and the 3600-3700 blocks of South Power Road (east side). Located south of Elliot Road and east of Power Road (14.46± acres). Rezone from C-2-DMP to C-2-BIZ-DMP and Site Plan Review. This request will allow the development of a multiple-use center including a 4-story hotel. George Gilbert, “The Commons”, L.L.C., owner; Ralph Pew, Pew and Lake, PLC, applicant; Eugene S. Cetwinski, ESCA Environmental, Inc. Consider the preliminary plat for “The Commons”.

STAFF PLANNER: Jennifer Gniffke

Staff Recommendation: Approval with Conditions.

P&Z Recommendation: Approval with Conditions.

- *3. **Z08-45 (District 1)** 2304 North Center Street. Located on the west side of the Center Street and north of McKellips Road (2± acres). District 1. Site Plan Modification. This request will allow the construction of an industrial shell building. Joe Boyle, Boyle Family, L.L.C., owner; J. Joseph Diemer, Diemer & Associates, applicant; William H. Standage, Standage & Associates, Ltd., engineer.

STAFF PLANNER: Joe Welliver

Staff Recommendation: Approval with Conditions.

P&Z Recommendation: Approval with Conditions.

- *4. **Z08-46 (District 6)** 4730 & 4750 East Baseline Road. Located on the north side of Baseline Road and east of Greenfield Road (5± acres). District 6. Rezone from AG (Conceptual M-1) to PEP PAD and Site Plan Review. This request will allow the development a group office center. Gary R. Claybaugh, Baseline 2005, L.L.C., owner; Gary R. Claybaugh, Midiron Development Group, L.L.C., applicant; Cameron B. MacDonald, Site Solutions, L.L.C. Consider the preliminary plat for “Ironwood Center”.

STAFF PLANNER: Joe Welliver

Staff Recommendation: Approval with Conditions.

P&Z Recommendation: Approval with Conditions.

5. **Z08-47 (District 6)** The 8200 to 8500 blocks of East Baseline Road (north side).

Located west of the Loop 202 on the north side of Baseline Road (53± acres). District 6. Rezone from AG (conceptual M-1, C-2, O-S, R-3, and R-2) to C-2, PEP, and R-4 and the establishment of the "Baseline Center" Development Master Plan (DMP). This request will establish a Development Master Plan to allow the creation of a mixed-use residential development. David Glimcher, GVSW 202/60 LLC, owner; Susan Demmitt, Beus Gilbert PLLC, applicant; Stuart Rayburn, RCC Design Group, LLC, engineer.

STAFF PLANNER: Tom Ellsworth

Staff Recommendation: Approval with Conditions.

P&Z Recommendation: Approval with Conditions.

- *D. HEAR A PRESENTATION, DISCUSS AND PROVIDE DIRECTION ON THE FOLLOWING MESA GATEWAY STRATEGIC DEVELOPMENT PLAN: CONTINUED FROM THE MAY 15th, AND THE JUNE 19, 2008, HEARINGS.

STAFF PLANNER: John Wesley

Staff Recommendation: Continuance to the August 21, 2008 hearing.

P&Z Recommendation: Continuance to the August 21, 2008 hearing.

- E. REVIEW AND DISCUSS THE CONCEPTS AND COMPONENTS OF FORM-BASED ZONING.

Staff Planner: Gordon Sheffield

Note: Audiotapes of the Planning & Zoning Board study sessions are available in the Planning Division Office for review. The regular Planning & Zoning Board meeting is "live broadcasted" through the City of Mesa's website at www.cityofmesa.org